



Levack Real Estate, Inc.

For Sale: \$575,000 Commercial Flex Space Opportunity



47 Delano Rd., Ticonderoga, NY 12883

Property Highlights

- ♦ 23,000 SF across 3 buildings.
- ♦ Main building ideal for Manufacturing, storage, assembly or distribution.
- ♦ 2nd building: Steel frame clear span
- ♦ 3rd building: Uni frame clear span storage building



All information deemed reliable but not guaranteed.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
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levackrealestate.com



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Building Features

- ◆ 23,000 SF across 3 Building
- ◆ Opportunity to grow with over 7 Acres of property included in sale
- ◆ Currently the home of Hacker Boat Company Manufacturing.
- ◆ Main Building ideal for manufacturing, storage, assembly or distribution.
- ◆ Secondary Building is steel frame clear span boat finish shop with paint booth.
- ◆ Third building is a uni frame clear span storage building.
- ◆ Estimated annual taxes: \$16,266.90

Directions:

I 87 North to exit 28. Head east on NYS route 74 to Delano Road. Property is on the left.



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Pictures



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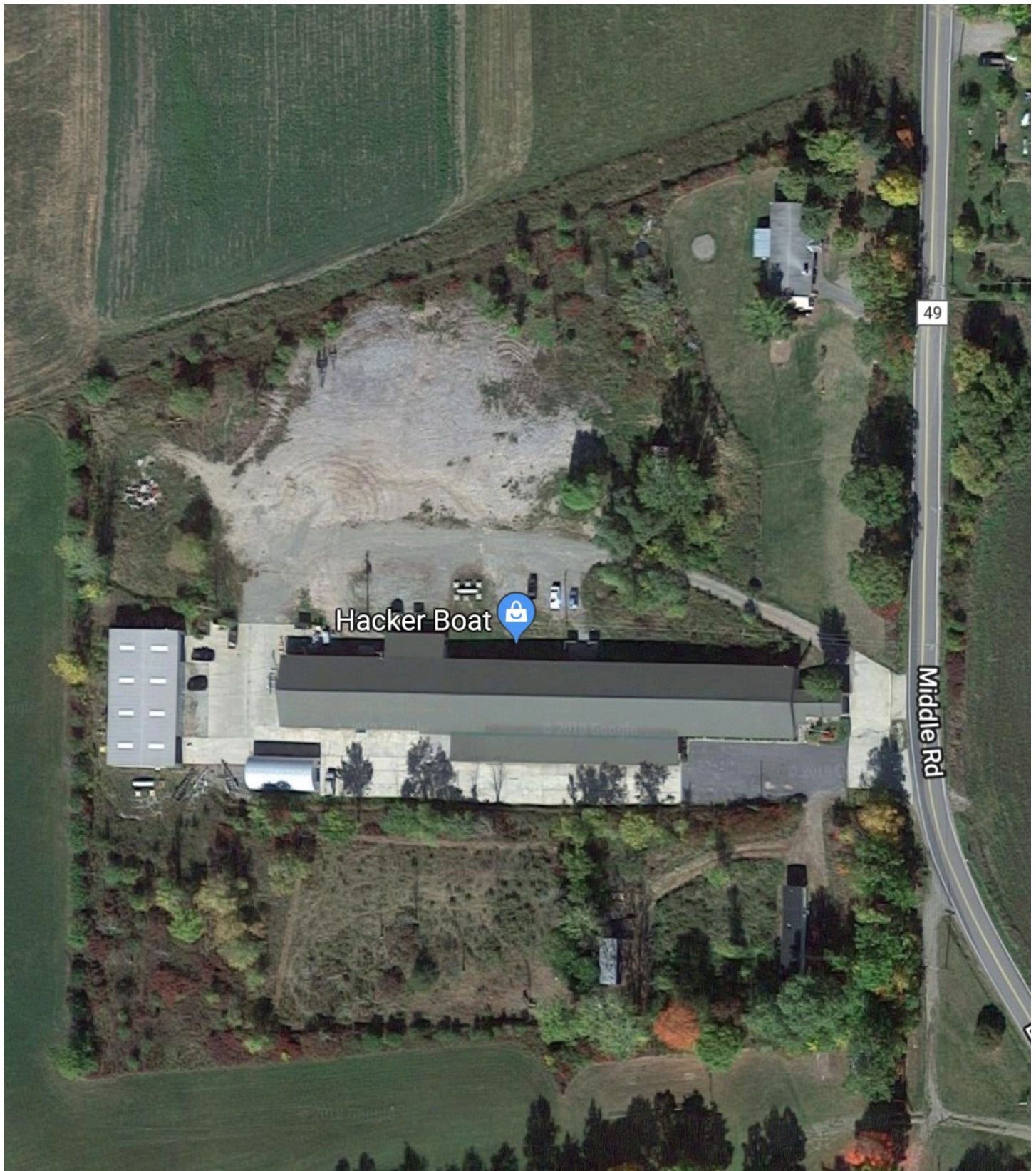
Pictures



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Aerial View



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Approximate Property Line



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Property Description Report For: 47 Delano Rd, Municipality of Ticonderoga



Status: Active
Roll Section: Taxable
Swis: 154800
Tax Map ID #: 139.4-1-37.100
Property #: 715J109601
Property Class: 710 - Manufacture
Site: COM 1
In Ag. District: No
Site Property Class: 710 - Manufacture
Zoning Code: 07
Neighborhood Code: 00448 - Town Comm
School District: Ticonderoga
Total Assessment: 2018 - Tentative \$350,000
 2017 - \$350,000
Property Desc: R Kellet Patent
Deed Page: 22
Grid North: 1408811

Total Acreage/Size: 7.10
Land Assessment: 2018 - Tentative \$76,100
 2017 - \$76,100
Full Market Value: 2018 - Tentative \$350,000
 2017 - \$350,000
Equalization Rate: ----
Deed Book: 1655
Grid East: 738887

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/17/2010	\$200,000	710 - Manufacture	Land & Building	Wagemann, Robert L	Yes	Yes	No	1655/22
8/12/2008	\$255,000	710 - Manufacture	Land & Building	Delmar Box Co Inc	Yes	Yes	No	1585/121

Utilities

Sewer Type: Private
Utilities: Electric
Water Supply: Private

Inventory

Overall Eff Year Built: 0
Overall Grade: Economy
Overall Condition: Fair
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1965	Normal	Economy	23346	1



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Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-res	200.00 sq ft	Economy	Normal	1965
Canpy-roof	36.00 sq ft	Economy	Normal	1965
Canpy-roof	240.00 sq ft	Economy	Normal	1965
Barn-1.0 gen	384.00 sq ft	Economy	Fair	1965
Shed-machine	0 x 0	Economy	Normal	1965
Shed-machine	0 x 0	Economy	Normal	1965
Ovrhdoor-res	0 x 0	Economy	Normal	1965
Ovrhdoor-res	0 x 0	Economy	Normal	1965

Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
FD480-Fire District	0	0%		0
E1616-Emergency Services	0	0%		0

Special Districts for 2017

Description	Units	Percent	Type	Value
E1616-Emergency Services	0	0%		0
FD480-Fire District	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2018	County	\$8,183.99
2017	County	\$8,083.00
2017	School	\$3,649.64

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



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President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



Levack Real Estate, Inc.

“Professional Realtors for a growing community”

